



City of Granite City

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Plan Commission Minutes May 2, 2013

CALL TO ORDER

The Chairman, John Janek, called the meeting of the Plan Commission to Order on Thursday, May 2, 2013, at 7:00 PM.

PLEDGE

The Pledge of Allegiance was recited and the Petitioner was sworn in.

ATTENDANCE/ROLL CALL

Members Present: John Janek, Shirley Howard, Mark Davis, Jack Taylor, Peggy Cunningham, Jim Smith and Andy Mathes. Also present: Assistant City Attorney Laura Andrews, Zoning Administrator Steve Willaredt and Economic Development Director Jon Ferry. Excused absences: Don Luddeke, Frank Greathouse, Mary Jo Akeman and Mike Spanberger.

MINUTES/AGENDA

A Motion to approve the Minutes from the previous meeting (April 4, 2013) and this evening's Agenda was made by Jack Taylor and seconded by Mark Davis. Voice vote. All ayes. Motion carried.

CHAIR COMMENTS

The Chair stated the Plan Commission is a recommending body to the City Council and the Council will make the final determination at their meeting scheduled for May 21, 2013.

COUNCIL REPORT

The Zoning Administrator stated no one is present for the report from Council; however, he recalled the Council concurred with the Commission's approval of the Petition request by Ariette Williams for a thrift shop at 823 Niedringhaus.

PETITIONER:

Darrel Comer
1907 Johnson Road, Suite A
Parcel: 22-2-20-08-16-401-006

The Chair explained the Petitioner's request for a Special Use Permit to allow a Computer Service business in a District Zoned R-2 (residential).

Mr. Comer introduced himself and stated his name and home address is 2433 State Street in Granite City. His proposal is to open a computer repair, sales and consultant business with hours of operation to be from 8:00 AM to 8:00 PM, Monday thru Saturday, at 1907 Johnson Road.

The Chair asked for comments and/or questions from the Commission members. Shirley Howard questioned the removal of discarded electronics and was told they would be properly recycled.

Andy Mathes asked if any employees would be allowed to remain in the office after 8:00 PM, perhaps to work on computers, Mr. Comer replied he will be the only employee. The Chair stated hours 8AM to 8 PM are hours that are "open" to the public.

The Checklist was completed with responses as follows:

- a. Hours of Operation limited to: 8:00 AM to 8:00 PM
- b). Days of operation: Monday thru Saturday
- c). Signage limited to: Existing lighted sign. Petitioner's business name will be added to marquee.
- d). Screening required: N/A
- e). Additional parking required: No.
- f). Any additional exterior lighting permitted? None required
- g). Is there a need to address storm water run-off? No
- h). Does permit expire with change of ownership and/or use? Yes
- i). Is re-application necessary to intensify use? Yes
- j). Shall the Zoning Administrator have the right to bring back the permit for review, if at any time, he finds the stated intent of the permit has not been followed or the business has become a nuisance? Yes
- k). Additional requirements: None

Mr. Comer mentioned the property owner has plans to expand parking in the rear of building.

MOTION by Mark Davis and seconded by Shirley Howard to allow the Petitioner's request for a Special Use Permit to allow a commercial business in a residential district. Roll Call vote. All ayes. Motion carried by unanimous consent.

REVIEW

The Chair called for a review of (Economic Development Director) Jon Ferry's draft, **Architectural Design and Appearance Standards**. Jon stepped forth to answer questions from the Commission.

The Zoning Administrator began by stating a large part of the proposal appears to be ambiguous. The Commission members voiced concern that included: Regulations for use of sheet metal on exterior walls (page 2, #2, section- a), exterior brick paint restriction (page 2, #2, section c) and paint color (page 2, #2, section f). Another point of contention was the recommendation for a Pre-Application Conference with city staff to review preliminary architectural appearance of a proposed project. If a citizen disagreed with the staff findings, their recourse would be to file a Petition with the Board of Appeals. That Hearing, coupled with the await for final determination by the City Council, would not only be time consuming, but would also be costly to the Petitioner; for something that could be as simple as paint/stain color on brick, or construction of a metal shed. The Chair asked the Assistant City Attorney for an opinion and her reply was the draft is too vague.

Shirley Howard opposed the draft because not all Districts in the City can afford to abide with the restrictions. The Zoning Administrator agreed Granite City is an older community with many of its citizens in the lower income bracket; that approximately 40% is rental property. He reported his department often mails 60 -70 code violation letters out a day. The letters are mostly high grass/weeds and failure to maintain the property. Rather than consider passage of the draft this evening, he suggested Jon and he sit down and streamline the proposal.

When asked, Jon Ferry stated his goal as Economic Development Director ties in with Section 3-1601, #1, Purpose, particularly letters b. c. d. and f (Attachment A, copy available upon request).

MOTION by Andy Mathes and seconded by Jim Smith to table Architectural Design and Appearance Standards until such time as the Zoning Administrator and Jon Ferry have streamlined the draft. Roll call vote. All ayes. Motion passed by unanimous consent.

NEW BUSINESS

The Chair offered “kudos” to Jon Ferry for working with the owners of the Buffalo Brewing Company. Should the owners decide to expand from St. Louis and come to Granite City, their Brewery will be a great benefit to the City and a pleasurable experience for all.

UNFINISHED BUSINESS

None reported.

Motion to adjourn by Peggy Cunningham and seconded by Andy Mathes. All ayes. Motion carried.

Respectfully submitted by,

Barbara Hawkins

Recording Secretary

Plan Commission

PLAN COMMISSION ADVISORY REPORT

Hearing Date: May 2, 2013

**PETITIONER: Darrel Comer
1907 Johnson Road – Suite A
Parcel ID: 22-2-20-08-16-401-006**

MOTION by Mark Davis and seconded by Shirley Howard to grant approval of the Petition and allow a Computer repair, retail sales business in a residential district zoned R-2 with restrictions as follows:

- a). Hours of Operation limited to: 8:00 AM to 8:00 PM
- b). Days of operation: Monday thru Saturday
- c). Signage limited to: Existing marquee sign with his business name applied.
- d). Screening required: N/A
- e). Additional parking required: No
- f). Any additional exterior lighting permitted? None required
- g). Is there a need to address storm water run-off? No
- h). Does permit expire with change of ownership and/or use? Yes
- i). Is re-application necessary to intensify use? Yes
- j). Shall the Zoning Administrator have the right to bring back the permit for review, if at any time, he finds the stated intent of the permit has not been followed or the business has become a nuisance? Yes
- k). Additional requirements: None

ROLL CALL VOTE

| | |
|-------------------------|------------|
| John Janek | Yes |
| Shirley Howard | Yes |
| Mark Davis | Yes |
| Jack Taylor | Yes |
| Peggy Cunningham | Yes |
| Jim Smith | Yes |
| Andy Mathes | Yes |

All ayes. Motion carried by unanimous consent.

MOTION by Andy Mathes and seconded by Jim Smith to table the Architectural Design and Appearance Standards until such time as the Zoning Administrator and Jon Ferry have streamlined the draft.

Roll Call Vote

All ayes. Motion carried by unanimous consent.
